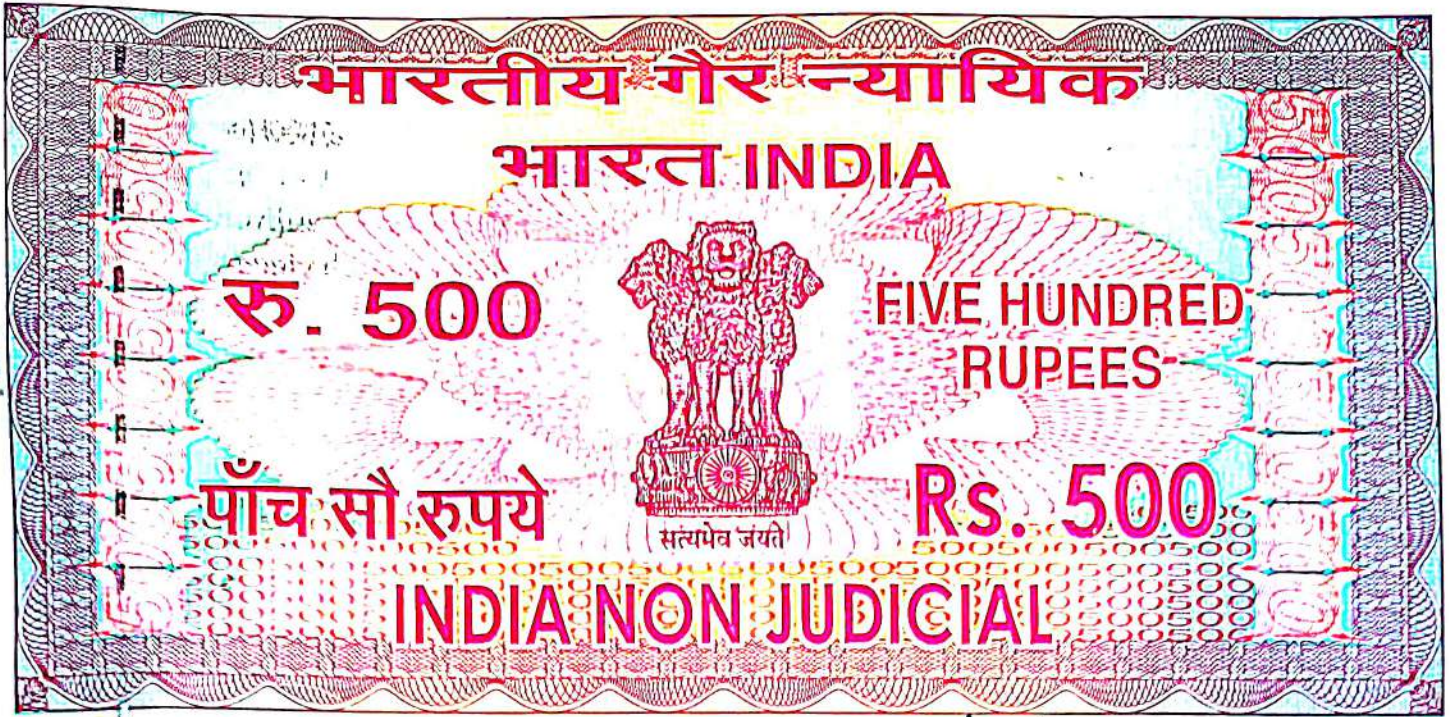




गोवा GOA

St. No. 0376 Date of Issue 04/04/2025
Value of Stamp Rs. 500
Name of the Endorser Matwari Space
Residing at Endorser Son of
As there is no other stamp paper of the value of Rs. 500
Additional Stamp Paper for the completion of the value is attached along with

931218

Signature of the Vendor

Lic. No. AC/STP/VEN/07/2015 DT. 11/12/2015

Signature of the Purchaser



FORM 'II'

[See rule 3(6)]

Affidavit cum Declaration of METRICSPACE DEVELOPERS
LLP, through its partner & authorize signatory MEGHANA
GURUDAS LANJEKAR, owner of the proposed project named "Sky
Clad" vide its authorization dated 31-03-2023;



I, **MEGHANA GURUDAS LANJEKAR**, daughter of **Gurudas Lanjekar**, aged 46 years, resident of **House No. 188/14, Nr. Anant Steel Furniture, Khorlim – Mapusa, Bardez - Goa**, partners of the proposed project do hereby solemnly declare, undertake and state as under:

1. **POORVI MITHUN PAI & MEGHANA GURUDAS LANJEKAR** has a legal title to the land on which the development of the project is proposed,

AND

A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and partners for development of the real estate project is enclosed herewith.

2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by us/partners from the date of registration of project is **31-March-2028**.
4. (a) For new projects: That seventy per cent of the amounts realized by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a Scheduled Bank to cover the cost of construction and the land cost and shall be used only for that purpose.
(b) For ongoing project on the date of commencement of the Rules---
 - (i) That seventy per cent of the amounts to be realized here in after by us/partners for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

OR

- (ii) That entire amounts to be realized here in after by us/partners for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
5. That the amounts from the separate account shall be withdrawn in accordance with sections 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosure on websites) Rules, 2017.

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6. That we/the partners shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
 7. That we/the partners shall take all the pending approvals on time, from the competent authorities.
 8. That we/the partners shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under Rule 3 of the said Rules, within seven days of the said changes occurring.
 9. That we/the partners have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
 10. That we/the partners shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case maybe.

Solemnly done at Ponda on 05 day of April 2025

Deponents



Mrs. Meghana G. Lanjekar
Aadhaar No:- XXXXXXXX9293

VERIFICATION

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Solemnly affirmed before me by

Meghana Gwendas Lanjekar

Who is identified to me by

Who is personally know to me on
this... 05 day of April 2025 -
Rsg. No. 328612025



ADV. PRAJWALA P. SHETYE
(ADVOCATE & NOTARY)
(Govt. of India :
Ponda-Goa

